

37-255

BK 7284 PG 103

Recording Order: \_\_\_\_\_ of \_\_\_\_\_

File Number 30131

**WARRANTY DEED**  
Maine Statutory Short Form

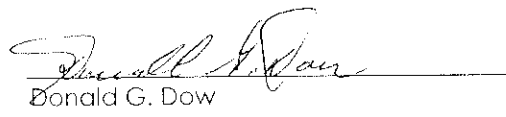
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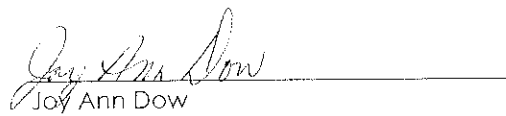
**006086**

KNOW ALL MEN BY THESE PRESENTS, That Donald G. Dow and Joy Ann Dow of the City/Town of Waterville, in the State of Maine, for consideration paid, grants to **Joyce M. Belanger and Cynthia L. Watson** whose mailing address is PO Box 1512, Biddeford, Maine 04005, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Waterville, County of Kennebec and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this  
21st day of February, 2003

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Donald G. Dow

  
\_\_\_\_\_  
Joy Ann Dow

State of Maine  
Cumberland, ss.

February 21, 2003

Personally appeared before me the above named Donald G. Dow and Joy Ann Dow and acknowledged the foregoing instrument to be his/her/their free act and deed.

  
\_\_\_\_\_  
Notary Public/Attorney at Law

Bay Tree Title Co

OK 7284 PG 104

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**EXHIBIT A**  
(DEED)

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, described as follows:

Two parcels of land in Waterville known and described as Lots Numbered 33 and 34 on Plan of Lots of Cool Street Heights belonging to the A.F. Hutchinson Land Company, Inc., said plan being made by Ernest W. Branch, Surveyor, dated June 8, 1921, recorded in the Kennebec Registry of Deeds. Said lots taken together measure about sixty feet on Oakland Road in said Waterville; each lot has a depth of about one hundred feet, and said lots taken together contain about six thousand square feet according to said Plan.

PARCEL TWO:

A certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at a point in the northerly line of the Oakland Road at the southwesterly corner of land conveyed by Gideon Mercier to Elmer G. Goldrup and Bernice M. Goldrup; thence running westerly in the northerly line of the Oakland Road to land now or formerly of Corinne Bolduc; thence running northerly in the easterly line of the land of the said Corinne Bolduc a distance of one hundred (100) feet; thence running easterly in a line parallel to the northerly line of the Oakland Road to land now or formerly of Elmer G. Goldrup and Bernice M. Goldrup; thence running southerly in the westerly line of said Goldrup property to the point begun at.

SUBJECT TO the rights of drainage and the rights of repairing drainage as set forth in deed from A.F. Hutchinson Land Company, Inc. to Fred J. Landry dated August 13, 1924 recorded in Kennebec Registry of Deeds in Book 619, Page 128 and also subject to any rights which the City of Waterville or other may have for the maintenance of sewers on and across the above-described land.

SUBJECT TO the restrictions contained in the above described deed from A.F. Hutchinson Land Company, Inc. to Fred J. Landry.

Being the same premises conveyed to Donald G. Dow and Joy Ann Dow by warranty deed of Raymond J. Taglione dated November 1, 2000, and recorded in the Kennebec County Registry of Deeds in Book 6341, page 192.

Subject to restrictions and easements of record.



RECEIVED KENNEBEC SS.

2003 FEB 24 PM 1:10

ATTEST:   
REGISTER OF DEEDS